RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP44695

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

JANEL L. McALISTER NOTARY PUBLIC AT LARGE SUMNER CO., TENN.

MY COMMISSION EXPIRES: MARCH 27, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $208,000.00

Affiant

Subscribed and sworn to before me, this 6th day of June, 2006.

Notary Public
My commission expires: 3-27-07

03-0605-33696

Address of New Owner:	Send Tax Bills to:	Tax Information
Francisco Nava-Aguirre	PrimeTrust Bank	126-15-B-197.00
8277 Boone Trace	P.O. Box 210618	
Nashville TN 37221	Nashville, TN 37221	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Cristian D. Litra aka Christian D. Litra and wife, Florentina Litra, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Francisco N. Nava-Aguirre and wife, April A. Nava, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 28, on the Plan of Section Two, Lexington Point Subdivision, of record in Instrument No. 20010515-0049954, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cristian D. Litra aka Christian D. Litra and wife, Florentina Litra by deed from NVR, Inc., a Virginia Corporation, trading as Fox Ridge Homes, dated 7-31-02, of record in Instrument No. 20020805-0093237 as rerecorded in Instrument No. 20050718-0082994, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 8277 Boone Trace, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 06/12/06 10:33 2 pgs
Fees:13.00 Taxes:769.60

20060612-0069440

WITNESS my hand this 6th day of June, 2006.

Cristian D. Litra aka Christia

Florentina Litra

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cristian D. Litra aka Christian D. Litra and Florentina Litra, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 6th day of June, 2006.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

